



Toll Brothers
APARTMENT LIVING

**ROCKWOOD
DEVELOPMENT**

Barbee Chapel Apartments

Planning Commission Meeting
April 4, 2023



Barbee Chapel Apartments



Toll Brothers
APARTMENT LIVING

ROCKWOOD
DEVELOPMENT



Barbee Chapel Apartments

Where We Started:

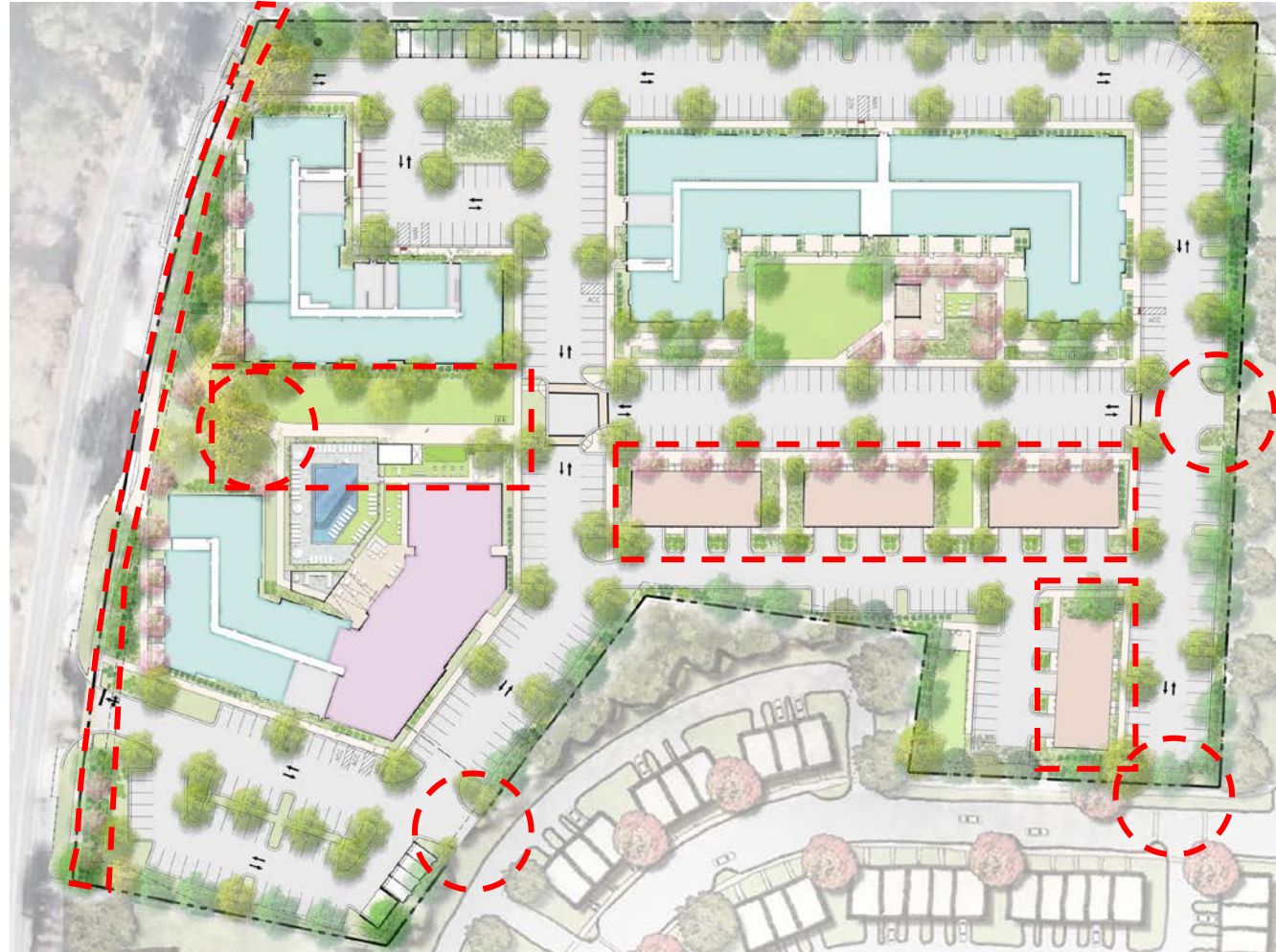
- Consider organizing buildings around a central green space / plaza
- Connectivity and coordination with Hillmont
- More diversified housing types
- Consider a street-oriented circulation and parking design
- Provide wide sidewalk and pedestrian connection to NC-54 greenway
- Green building standards



Barbee Chapel Apartments

Final Site Plan:

- ✓ Consider organizing buildings around a central green space / plaza
- ✓ Connectivity and coordination with Hillmont
- ✓ More diversified housing types
- ✓ Consider a street-oriented circulation and parking design
- ✓ Provide wide sidewalk and pedestrian connection to NC-54 greenway
- ✓ Green building standards
- ✓ Shorten the length of building 1
- ✓ Tree save area



Barbee Chapel Apartments

Conformance with Town's Goals

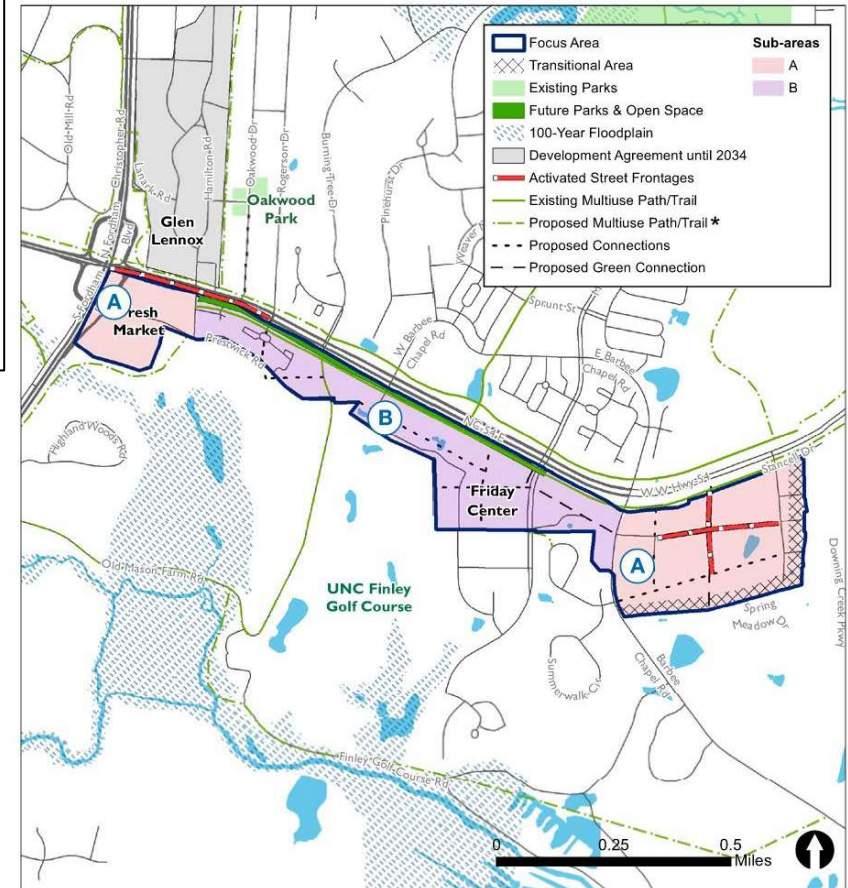
- Located in NC-54 Corridor Focus Sub-Area A – multifamily/townhouses up to 6 Stories (**FLUM**)
- Range of housing options (**A Place for Everyone**)
- Multi-modal greenway along Barbee Chapel (**Community Prosperity and Engagement, Nurturing our Community**)
- Walkable to GoTriangle regional and Friday Center buses (**Getting Around, Town and Gown Collaboration**)
- New spaces for larger community to gather and protect environment (**Good Places New Spaces**)

Character Types and Height in 2050: NC 54 Corridor

● Primary (predominant land uses) ● Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	●
Multifamily Residential	●	●
Commercial/Office	●	●
Parks and Green/Gathering Spaces	●	●
Townhouses & Residences	●	●
Institutional/University/Civic	●	●
Typical Height	6 stories	6 stories
Transitional Area Height	Up to 4 stories	N/A
Activated Street Frontage Height	6 stories	N/A

CHARTING OUR FUTURE
A Land Use Initiative

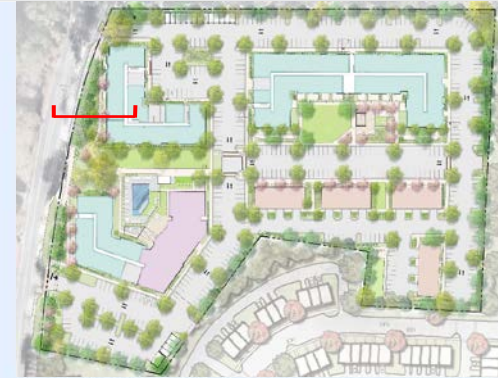


* See Mobility Plan for more information about proposed multi-modal improvements

Barbee Chapel Apartments

Transportation & Connectivity

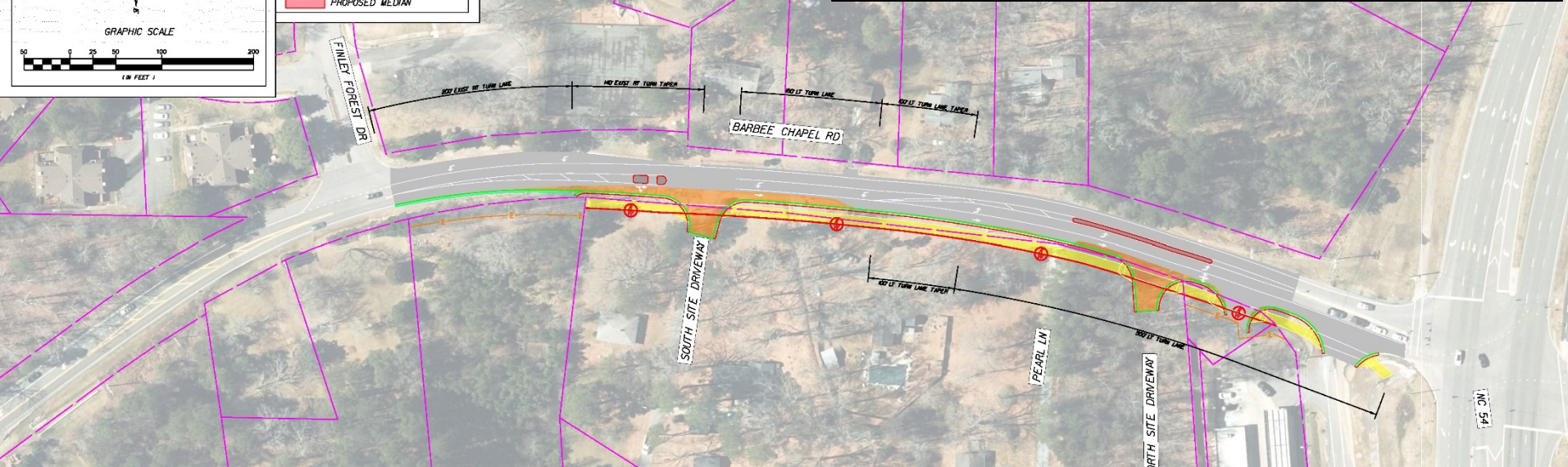
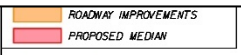
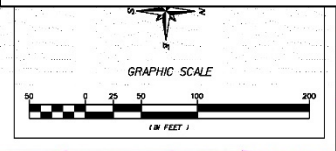
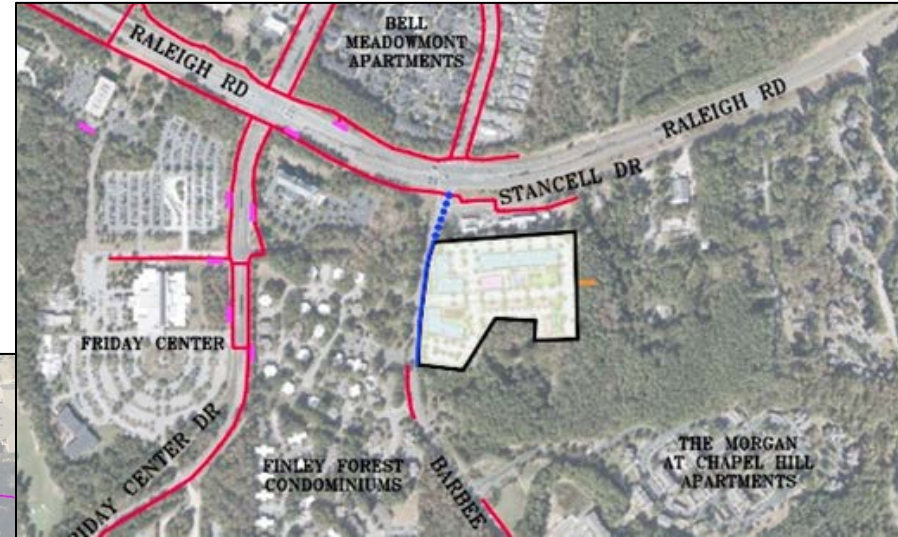
- 10-foot-wide multi-modal path along Barbee Chapel Road, and, subject to NCDOT, up to NC Highway 54 greenway **(TCAB)**
- 5% of spaces EV charger day-1; 20% “EV-ready” **(TCAB)**
- Pedestrian crosswalk and refuge across Barbee Chapel **(TCAB)**
- All buildings have interior bike storage; exterior racks throughout community **(TCAB)**
- Close to local and regional high-frequency public transit
- Internal streets have shaded sidewalks on both sides of streets



Barbee Chapel Apartments

Transportation & Connectivity

- 10-foot-wide multi-modal path along Barbee Chapel Road, and, subject to NCDOT, up to NC Highway 54 greenway
- Pedestrian crosswalk and refuge across Barbee Chapel
- Northern Driveway – right-in/right-out w/median
- Southern Driveway – full movement w/dedicated left turn on Barbee Chapel
- Lengthen left turn at Barbee Chapel and NC-54 to 450 feet



Barbee Chapel Apartments

Sustainability / Energy Management Plan

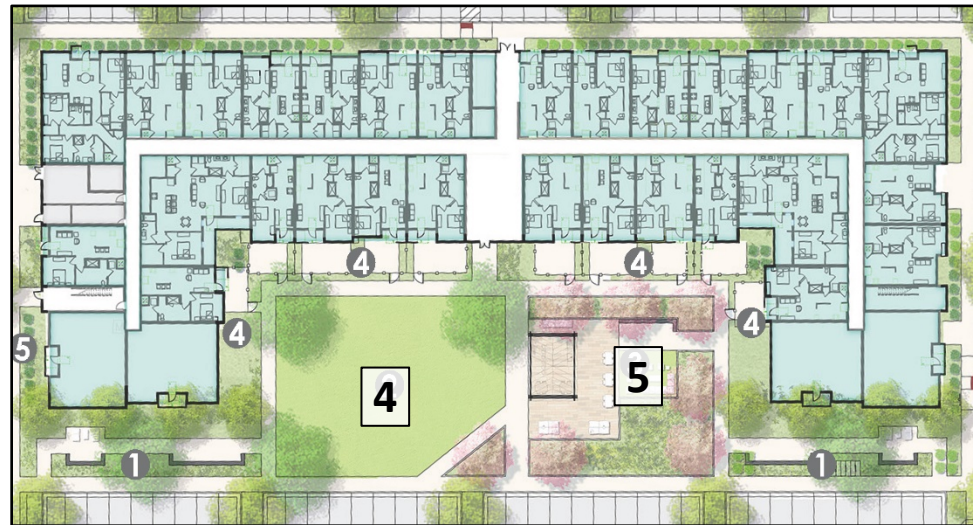
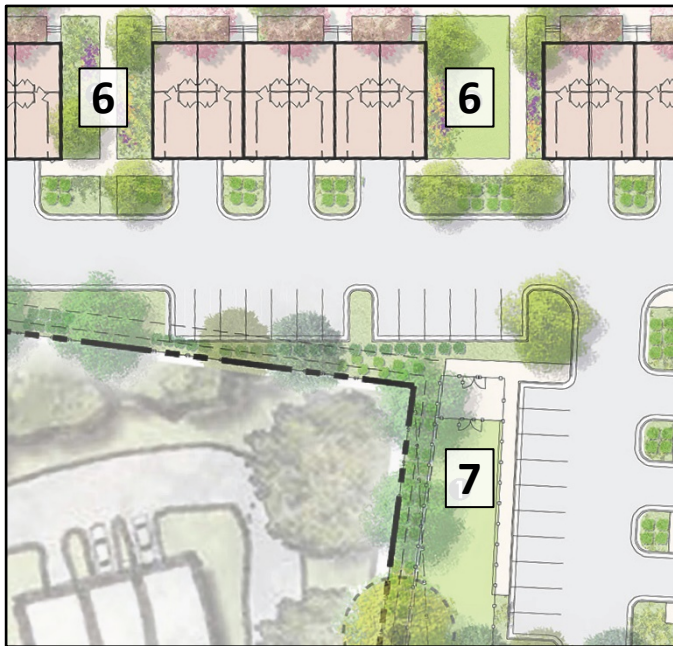
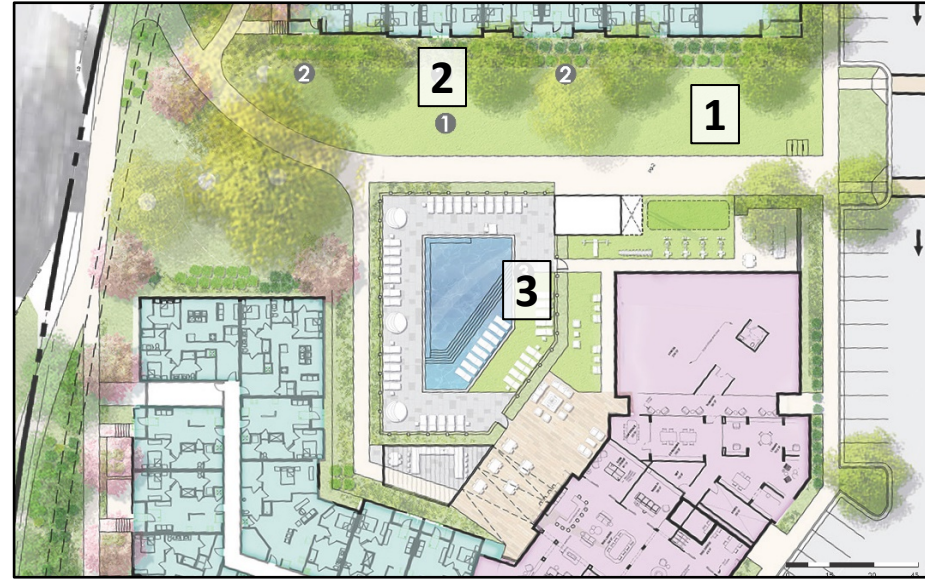
- Only native or locally adapted species that are non-invasive and drought-tolerant **(ESAB)**
- 5% of spaces EV charger day-1; 20% “EV-ready” **(ESAB)**
- Solar-ready construction **(ESAB)**
- All-electric interior design
- Achieve National Green Building Standard Bronze Level or better
- All LED interior and exterior lighting
- Irrigation system with controller that meets EPA WaterSense standards
- Lighter-colored roof materials to reduce heat
- LED streetlights
- Low VOC finishes, formaldehyde free insulation and carpet pads, MERV 13 air filters
- Programmable thermostats



Barbee Chapel Apartments

Placemaking

1. Central Green
2. Oak Allee
3. Pool Amenity
4. Forecourt and Flex Lawn
5. The Spot
6. Pollinator Garden
7. Dog Park



Barbee Chapel Apartments

Developer's Program

- **Buildings:** Three apartment buildings ranging from 4-5 stories. Four townhouse buildings three stories tall.
- **Apartment Units: 318**
 - **Studios:** 7%
 - **1 Bedrooms:** 59%
 - **2 Bedrooms:** 30%
 - **3 Bedrooms:** 4%
- **Townhome Units: 24**
- **Parking: 0.97 spaces/bed; 1.4 spaces/unit**



Barbee Chapel Apartments

Affordable Housing Plan

- **Affordable Units:** 31 units (10% of market rate units)
15 units at 65% AMI, 16 units at 80% AMI
- **Unit Mix:** Ratios approximately equivalent to the ratios of unit types among market-rate units
- **Location:** Affordable units shall be distributed throughout the community, with no one building having more than 12 affordable units
- **Finishes:** Same exterior design, interior details, and energy efficiency standards as the market-rate units
- **Vouchers:** We will accept Housing Choice Vouchers for affordable units



Barbee Chapel Apartments

Summary

- Aligns with FLUM and Chapel Hill 2020
- Responds to comments by Council and Advisory Committees
- Multi-modal connectivity to Town and region
- Allows coordination with future development
- Comprehensive Energy Management Plan
- Innovative and unique open spaces
- Range of housing types
- 31 affordable units dispersed throughout property



